



CPA Funding Application Form

City of Worcester

Submitted On:

May 8, 2025, 04:21PM EDT

Project Name	Slate Roof for the Bowker House Renovation
Project Location and/or Address	3 Harvard Place, Worcester, MA
Project Lead Organization (or Individual if Applicable)	Steven S. Taylor
Legal Status of the Organization	Individual
Current Property Owner (if Different from the Applicant)	Steven S. Taylor (Trustee and owner of October Realty Trust)
Brief Project Description	As part of the restoration of the Bowker House, I would like to replace the asphalt shingle roof with a slate roof. The house's original slate roof was replaced with an asphalt shingle roof in 2013.
Project Contact Information	Steve Taylor [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Rehabilitate / Restore
What is the project budget?	\$1,033,000 (600K house, 233K roof, 200K grounds)
How much are you requesting in CPA funding?	\$233,000 (for the slate roof)
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	This project does not require a Determination of Local Historic Significance
Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more information.	No

Please briefly describe your project.	<p>I am renovating and restoring the Bowker House (which I purchased in December of 2019). [REDACTED]</p> <p>[REDACTED]</p> <p>Ideally the restoration would include restoring the original slate roof in addition to the structural repairs to the building (such as repairing the hole in the front brick wall where the truck drove through it) as well as aesthetic renovations (such as replacing some of the lintels and sills that had deteriorated beyond repair with cast replacements and replacing the roof cresting) and interior work. We received our building permit in January of 2025 and plan to have the project completed by the end of the summer.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	The roof would require a building permit (as it is not included in the existing permit) and a demolition delay waiver from the Historic Commission. I don't anticipate any issues with either.
Please attach any related permissions or permits related to the project.	3 Harvard Plc - Approved Building Permit.pdf
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	No.
What is the desired start and end date of this project?	Start: July 1, 2025, Finish: July 31, 2025
Please attach a Timeline for the project.	Taylor Schedule for CPA.xlsx
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	Taylor Budget for CPA amount.xlsx
What is the status of the match funding identified in the budget?	[REDACTED]
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Taylor - CPA Financial Commitment.docx
Please explain why CPA funding	

is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	As a private residential project, there are very few sources of funds (other than my own). I don't have enough for the slate roof as the rest of the project is stretching our resources.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	The project manager is Mark Schulman. Mark grew up in Worcester and has worked as a real estate developer in Massachusetts for over 30 years as the principal of Lexington Holdings in Acton, MA.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	
How will this resource/property/building be maintained in the future?	Rosemary and I plan on living in the house for the rest of our lives, and we expect to do normal maintenance.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	The Bowker House is one of Worcester's most iconic buildings. Restoring the roof to slate will complete the exterior restoration for all in Worcester to enjoy.
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.
Please describe how this project aligns with the above Community Priorities.	Having a slate roof will make it easier (thus more accessible) for people to see what one of Worcester's finest houses looked like. Okay, maybe that's a stretch, but it sure would be nice to be able to more fully restore the house to the way it looked.
Historic Resource Category Goals	GOAL 1: Acquire and restore historic buildings in danger of demolition.
Open Space and Recreation Category Goals	This project does not align with any of these Category Goals.
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	For most of the last two decades, The Bowker House was a fixture on Preservation Worcester's Endangered Structures list. They described the house as, "Built in 1874 as the showplace home of local industrialist Charles Bowker, the High Victorian Gothic structure

	<p>features a red brick exterior with black masonry banding and decoration. A prominent corner turret, cast iron cresting, and steeply pitched roof-lines give the building an imposing presence as it rises from the steep incline of the property. ... A.S. Roe admiringly described the Charles H. Bowker House at its finest in his Twenty Years of Harvard Street (1894): ‘Covered with ivy, the west side commands Harvard Place, while the east side overlooks Worcester. There are steep stairs leading down to Main street, and there is the city, with all its din, bustle and beauty. To my mind, there is no more attractive residence in the city.’” This project is about restoring the slate roof of this iconic Worcester building.</p>
<p>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</p>	<p>Not that I am aware of.</p>
<p>Does your project have community support? Please describe outreach efforts for this project.</p>	<p>Deborah Packard from Preservation Worcester has provided the attached letter.</p>
<p>Please upload any letters of support.</p>	<p>Taylor CPA Support Letter 2025 Scan.pdf</p>
<p>Is there anything else you want the CPC to know about your project?</p>	